

08th August 2017

**17/02108/FUL Land Parcel Stow Fair Site Between Mangersbury Road And A436
Mangersbury Road Stow-On-The-Wold Gloucestershire**

The Cotswolds Conservation Board (the Board) wishes to object to this proposal.

The site lies within the Cotswolds AONB. Section 85 of the CRoW Act 2000 states that "a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty". Furthermore, Paragraph 115 of the National Planning Policy Framework (NPPF) advises that 'great weight' should be given to conserving landscape and scenic beauty in AONBs.

The site is located in a prominent position on the south eastern approach to Stow on the Wold and the provides an important function in defining the setting between the countryside and the town. The Board therefore concurs with the comments of the Landscape Officer, 'the introduction of a large building, parking, access and lighting to an isolated conspicuous valley would urbanise the attractive rural setting of the town and detract from the character and appearance of the AONB'.

Permission has already been granted for a surgery within Stow on the Wold at Tall Tress, application reference number 15/01718/OUT and questions the need for another such facility in the town. The Boards comments on the Tall Trees application concluded that '..development of this site ...would avoid the greater harm that the adjacent Stow Fair site proposal could result in'.

The Board has consistently objected to the principle of development on the Stow Fair site. Please refer to our comments relating to previous applications 14/02576/FUL, 15/01718/OUT and 15/01809/FUL. The Board continues to maintain that the proposal fails to conserve the landscape and scenic beauty of the Cotswolds AONB as required by paragraph 115 of the NPPF.